

Milton Historic Preservation Commission Meeting
Milton Library - 121 Union Street
Tuesday, October 12, 2010
7:00 p.m.

[Minutes are NOT Verbatim]

Recording Secretary: Helene Rodgville

1. Call to Order: Dennis Hughes called the Historic Preservation Commission Meeting to order at 7:00 p.m.

2. Roll Call:

Michael Ostinato	Present
Amy Kratz	Present
Dennis Hughes	Present
Gwen Foehner	Present
Sally Harkins	Present
Kevin Kelly	Present
Michael Filicko	Present (arrived late)

3. Minutes

Dennis Hughes: Did everybody read the minutes? Did anybody have any corrections? If not, we'll entertain a motion for approval.

Amy Kratz: I make a motion that we approve the minutes.

Sally Harkins: Second.

Dennis Hughes: We have a motion made and seconded. Are there any questions on that motion? If not, all in favor say aye. Aye.

Amy Kratz: I would just like to clarify that those are the minutes for September 14, 2010, that's all. Aye.

Dennis Hughes: Opposed. Motion is carried.

4. Truitt Jefferson, the Applicant, is requesting approval for an additional exterior renovation to the house located at 201 Federal Street, otherwise identified by Sussex County Tax Map and Parcel 2-35-20.07-94.00. The renovations include the installation of a weather vane on the roof; closing in back porch on the southwest side of the house; install a new porch roof entrance landing.

a. Dennis Hughes: Mike you and want to start in on the (ha ha)...

Michael Filicko: Here.

Dennis Hughes: Okay, Mr. Jefferson, we'll turn it over to you. There are actually three things, right?

Robin Davis: The weather vane, the closing of the porch...

Dennis Hughes: And install a new porch entrance landing? Is that it?

Truitt Jefferson: The first one is, I just came up with the idea to stick a weathervane on top of the witches cap and I went up to Maine and bought one and

it's a brass schooner ship and hopefully, it will look pretty nice up there. And by having the meeting tonight, you get to approve it or disapprove it before I put it up there. That's all there is to that. It's just put up with a bracket and the contractor will put it up. He's got it; it's at home on the table. That's it. We had no place in the house that we thought the utility room went.

Dennis Hughes: Excuse me, Mr. Jefferson, we'll go ahead and we'll act on each one as we go down right.

Truitt Jefferson: Did you want to do the closing of the porch and the weather vane?

Dennis Hughes: That's actually separate; there are three things, right?

Robin Davis: Yes, well there are actually more than that, because we did add some more things.

Dennis Hughes: Okay.

Robin Davis: So first we do the weather vane?

Dennis Hughes: Yes, let's do the weather vane first. You said it was brass. Does anybody have any questions for Mr. Jefferson in reference to the weather vane?

Kevin Kelly: Mr. Jefferson, I've read through the ordinance that govern us, the official documents, and I don't see any reference to weather vane specifically, and I don't see anything that would suggest it's not demolition; we're not talking about removing something; there certainly are weather vanes in the community and so I would move that we permit the installation of a weather vane.

Sally Harkins: Second.

Dennis Hughes: Now, are there any questions on the motion? Anybody else have any questions? If not, then we'll have a roll call vote on the weather vane:

Michael Filicko Yes, I approve

Michael Ostinato Yes

Amy Kratz Yes

Dennis Hughes Yes

Gwen Foehner Approve

Sally Harkins Approve

Kevin Kelly Approve

Dennis Hughes: Okay so it is 7 to nothing; you can put your weather vane up.

Truitt Jefferson: Fine, thank you.

- b. Truitt Jefferson: The next thing, there are currently three porches on that house; one in the front and wrapped around; and one on the side; and one on the southeast side; and it's a small porch. It's about 6 X maybe 20', but it narrows down and we had no place inside that we felt we wanted to put the washer and dryer, the utility room. It's now in the basement and so we came up with the idea that we could close that in and it would not hurt the outside look of the house and it would give a separate room for the utility room; and then the bathroom that happens to be part of one room inside would be come a little bit bigger and that that's pretty much it. We're going to put a little powder room in there, just so there's a second powder room on the first floor. But that's just to give us a place to put the washer and dryer on the first floor. We were going to put it on the third

floor, but we didn't have a suitable place up there without chewing up a bedroom; so that works for it and it is nice to have a back porch, but I don't know that anybody will actually miss it. Oh, the windows; I'm going to put an outside entrance door and the entrance door will have a piece of glass in it, which the one there now doesn't. Then we'll put two windows back; one in the little powder room and one over in the bathroom; there's a window there now, but there will be two double-pane windows that'll go in that part and they'll be adequately spaced. There will be no grids in them; they'll look like the windows in the rest of the house.

Amy Kratz: That looks like the windows that are already on there from another part of the building.

Robin Davis: Yes, they look exactly like that.

Truitt Jefferson: When you look at the finished drawing that the architect did, they look like they've always been there.

Amy Kratz: So I have a question; I have a couple of questions actually. First of all, it looks to me like you're going to do demolition on the porch.

Truitt Jefferson: No, the roof line will be the same. The roof has had a new roof put on it. The roof will be the same. The only thing that will change with that porch is the porch floor will come out; sub-flooring will go down, there are three porch posts that hold the roof up, they will come off and a six inch wall will go back there. We're tearing nothing down. And underneath that, the foundation has some of that little decorative stuff, but to keep the pipes from freezing under the house, we will go back and fill that in with cement blocks and then all the cement blocks will be plastered.

Dennis Hughes: So you're talking about right here?

Truitt Jefferson: Yes.

Dennis Hughes: There will be lattice underneath where the steps go up to it, right? That's where the door is.

Truitt Jefferson: Yes and that will be just be a new landing outside, which will be a little three foot landing; but we're not tearing anything down; we're just taking the three posts out and putting a wall up.

Amy Kratz: Well you are changing the look of the back or the side of the house.

Truitt Jefferson: It will change it some but that's for you to decide. I don't think it will hurt the house; because you have a driveway there and it's going to be weather boarded, just like the rest of the house. That's my opinion. You guys have to decide what you want to do.

Kevin Kelly: Mr. Chairman, if you have your documents with you, in Section 4.9.9 Standards; under Item 6, Porches, this is one of the changes that were to be made in proposed revisions that were adopted and in that, I'll read the section on porches. It's brief and it's on page 11 of that; it's probably right in the front of your book; it was the changes that were to be made. If you want to find it in the original, it is actually not a change in the original; that's Section 220-21, page 220:58; and it is Item 6, Porches. It reads exactly the same as the amended ordinance and it says, as you can see; I'll read for those that don't: "If a porch is to be installed and new construction or alteration, it shall adhere to the height line and average depth of other porches in the surrounding neighborhood. When

existing structures with traditional porches are renovated owner shall preserve both the porch and its architectural detailing.” As I read that, I don’t know that we have the authority to permit the change in the porch, as I read the word “shall”; that normally means that that’s not...

Truitt Jefferson: It’s going to have the same roofline.

Kevin Kelly: I understand that and it goes further. I really was trying to find wording that I thought would address this. Um, again in the alterations, it does talk about it and you are correct in this. “The relationship of exterior architectural features of the structure to the remainder of the structure and/or the surrounding neighborhood; distinctive stylistic features, examples of skilled craftsmanship shall be preserved, if possible. General compatibility of exterior design, arrangement, texture, materials, proposed to be used with other structures contributing to the established character of the neighborhood in which the property is located” and then, specifically germane to what you were talking about, I think, is where it talks about the building “a structure or includes any part thereof.” I guess my question is, as I pose the question, I don’t that my interpretation is correct; but I don’t know. I need someone on the Commission to help us find a way that seems to make sense of that statement there. It’s twice in here.

Truitt Jefferson: Yes.

Kevin Kelly: It’s Page 220:58, its Item No. 6, Porches. It’s right in the middle of the page there, porches.

Gwen Foehner: It is right here, Porches.

Dennis Hughes: Top of the page?

Kevin Kelly: And it is the second sentence.

Gwen Foehner: Well he’s not installing; this is about porch installation.

Kevin Kelly: And the second sentence is about existing structures, with porches; or renovated.

Amy Kratz: That’s basically what I was kind of getting at, when I said demolition; it sounded to me like you were going to demolish the porch; but since you’re not going to demolish the porch; you’re going to alter it in such a way that it’s not going to look like what it looks like now; and I knew there was some kind of ordinance...

Truitt Jefferson: Except for the roof line which will still be there.

Amy Kratz: The roof line will still be there; but it won’t have the cornices; it won’t have all the same kind of look and the columns; you won’t see the little summer kitchen, that is actually attached to the back; it will be all enclosed and it will look completely different.

Truitt Jefferson: It will not change the summer kitchen; it does not go down that far.

Amy Kratz: I’m not saying the summer kitchen; it will change the appearance of the outside of the house drastically, is what I’m saying.

Truitt Jefferson: Yes, right.

Amy Kratz: This is basically...

Kevin Kelly: Mr. Chairman,

Amy Kratz: “When existing structures with traditional porches are renovated, owners shall preserve both the porch and its architectural detailing.” That is the second sentence of the ordinance that was put into law on 8/4/2007, Ordinance No. 2007-0001.

Sally Harkins: He’s not talking... My question here is are we talking here about a front... I find this unclear, because are we just talking about a front porch or all porches? I mean some houses have porches on the second floor.

Amy Kratz: Any porches.

Sally Harkins: So you have to keep – even though it is in the back? He can’t make any changes?

Amy Kratz: It is actually on the side of the house.

Sally Harkins: The side, the back.

Kevin Kelly: Mr. Chairman, again in Article II, in the same area as we were looking earlier in the original document, 220-4, page 220:6, but it is Section 220-4; excuse me 220-5; Article II; this is where I was asking; this is the heart of the matter. A “building or structure” includes any part thereof. Well a porch isn’t a building. But a porch is a structure. And so your question or comment was the same as mine. Are we talking about the front porch; or are we talking about any porch; as a structure; and that’s where I don’t know it. As I read it, it seems unclear to me, but what does not seem unclear to me is that a porch shall be retained and evidence of architectural features maintained. On the other hand, your question is was my question. Is a porch on the side, a structure and therefore if it is, does the rule pertaining to porches apply to any porch on the structure.

Amy Kratz: Because it is historically significant to the rest of the house; it looks like the rest of the house as it is now; so to me, that would make it historically significant, because it looks like the rest of the house.

Kevin Kelly: Mr. Jefferson, to your knowledge, is the work on the posts and the other features that are associated with the posts; it looks in the drawings and the photographs to be the same. Do they appear to be the same? I walked around the side of the building the other day.

Truitt Jefferson: Yes, I think we took one post down already, because we needed one around front, so we just moved one around front; because it was rotten across the bottom.

Kevin Kelly: So it does match; the posts are the same.

Truitt Jefferson: The posts do match.

Amy Kratz: Here’s the front of the house, right here; it matches identically. Although we don’t really know when that porch was put on, but obviously it has been there quite a long time. And so...

Kevin Kelly: That’s what I was trying to get at, if it matches; if that post and the trim on it matches the front porch, and you moved it; so it must fairly closely.

Truitt Jefferson: Yes.

Kevin Kelly: Then it was likely done at the same time. The porches are likely built at the same time. Is that a fair...?

Truitt Jefferson: I have no idea. I mean yes.

Kevin Kelly: I don’t know. I’m really trying to sort through this.

Truitt Jefferson: Yes.

Michael Filicko: Mr. Jefferson it looks like the eaves are the same on the side porch as they are on the front porch. And the columns are exactly the same. So that would lead me to believe that the porch was constructed at the same time that the home was built.

Truitt Jefferson: The eaves are there, they're not changing.

Amy Kratz: No.

Truitt Jefferson: No and what I might be able to do; I might be able to leave the columns there; without taking them down; and put a wall on the inside of the columns.

Amy Kratz: I don't know if that would really make it historically significant.

Truitt Jefferson: Well, I mean, I made it what I thought easy for myself.

Amy Kratz: I'm not sure that would look historically significant either, because of the way you're closing in the porch; you're making the porch look like somebody else's house; tacked on the side of a Victorian.

Truitt Jefferson: It will still look like a Victorian. If you go down the road in five years and somebody looks at what I propose to do; if you let me; people will swear it has always been like that.

Amy Kratz: But basically it looks like you're putting an addition on the side of your house from this picture.

Truitt Jefferson: I've got to put a wall up.

Amy Kratz: That's what I'm saying.

Truitt Jefferson: Yes. But we're not; the dimensions are all the same.

Amy Kratz: I understand that, I'm not saying that you're making anything different other than changing the look and the appearance and the feel of the structure.

Truitt Jefferson: Right.

Amy Kratz: And like Mr. Kelly said, he said a structure is on the Ordinance on Page 220:22, it says: "A structure is a static construction of building materials, framed of components, structural parts for occupancy or use." So it's the structure that we don't want to alter; I wouldn't want to alter; I can't speak for anyone else. I wouldn't want to alter it, for the simple fact that it looks like the rest of the house. It looks like it belongs; but when I look at this; this doesn't look historically significant to me; but the rest of the house, in keeping with historical significance; keeping the porch would be keeping with historical significance and the feel of the neighborhood.

Dennis Hughes: It doesn't show here, but the siding would look like one...

Truitt Jefferson: Big clapboard, yes.

Dennis Hughes: I kind of understand what you're doing, because my house is in the historic district and the same thing was done to my house. The porch kitchen was small; it was closed in and it has a washer and dryer and a toilet and a wash sink and it has a back door that goes to the outside; so it's a... When they did that, of course there was no Historic Preservation Commission. They added the garage later and they used boards that matched the garage, so the wood does... Because I have the same block...

Amy Kratz: Mr. Kelly, tell me again where the thing about the porches was. I'm looking for it and I've been looking through this book and I tried to find stuff and it's not the easiest thing to read; I must admit.

Kevin Kelly: If you look in the original ordinance, prior to the amended documents; because they haven't been put in.

Amy Kratz: That's actually easier to read.

Kevin Kelly: Look on Page 220:58.

Amy Kratz: 220:58.

Kevin Kelly: :58 Item 6 and it even has in bold face, Amended 8/4/2007; but the amendment reads exactly as 6 reads.

Amy Kratz: There it is, Porches.

Kevin Kelly: And it is the second sentence.

Dennis Hughes: Yes, but you've got to read this too. "If a porch is to be installed in new construction..." This is not new construction.

Amy Kratz: This is not new construction.

Kevin Kelly: No, but the second sentence isn't, Mr. Chairman, as I read it does not pertain to new construction. It says "when existing structures, with traditional porches are renovated, owners shall preserve both the porch and its architectural detailing."

Amy Kratz: Based on this Code it doesn't seem like you could do it because of what the second sentence says.

Robin Davis: If I may, I'm not trying to throw anything else in here, but it says when porches are being renovated.

Kevin Kelly: No it says when existing structures are being renovated. That's a prepositional phrase. Renovated does not apply to the structure; not the porch.

Amy Kratz: Traditional porches.

Robin Davis: When existing structure with traditional porches are renovated.

Kevin Kelly: That means the structures are renovated. The verb applies to the subject of the sentence, which is structures.

Amy Kratz: It's under porches.

Gwen Foehner: Yes.

Amy Kratz: Well we can both say it. No we can't do it or we can say yes he can do it; it's up to somebody to make a motion.

Dennis Hughes: Or just this here at the bottom. This comes out. If you say; if we're looking at this and then you would look; if you put with the door here, but you have here; if you put the two columns you have left like you had this door here; you see what I'm talking about? You see when you... If you close this in, you're going to put a door, right? And like the doors like with it here, if you have two that are left, because like you say you had to move one to the front.

Truitt Jefferson: Right.

Dennis Hughes: So if you look down the side where you saw the door; if the door was back like this and it showed these out here; then when you look down there you wouldn't actually see the wall, but it is set back and you have the view from the architectural column.

Kevin Kelly: So Mr. Chairman are you suggesting to leave the posts where they are, just simply make the space on the porch much less by extending the line even with the rear of the home, as opposed to the front side?

Dennis Hughes: It would actually be reset a little bit.

Amy Kratz: What are you saying? I'm sorry, I missed that.

Dennis Hughes: What I'm saying is see how this is out here? If he's talking about it right now, just putting a wall here with a door; if this was recessed so that when you look down there where this door is, you had these two columns out there from the door, where your little landing is; then when you look down you would not see...

Gwen Foehner: Are you extending this wall, bringing this...?

Dennis Hughes: No, no, this wall here would not be all the way out.

Amy Kratz: So you're giving him an idea.

Gwen Foehner: So it would be even with this?

Dennis Hughes: Yes, even with the rest of the house and then you could put this here; somehow move the door over and put the two things.

Amy Kratz: But if he does that and I understand you're trying to give him alternatives; but if he does that you're basically moving it in towards the rest of the house, right is that what you're saying?

Gwen Foehner: So if he does that, instead of the wall being out here, the wall will be back here even with the ____; so it will be back a couple of feet.

Dennis Hughes: No your columns would be in the same place. Yes the wall would be moved in.

Sally Harkins: The appearance would remain the same.

Amy Kratz: He's saying the appearance would remain the same.

Truitt Jefferson: Down here on...

Amy Kratz: I make a motion that we take a vote on what he's actually proposing; and if we have any suggestions, maybe he can come back with a different drawing; and show us based on some suggestions that we've had, if he wants to change it. I make a motion to do that. Can we do that?

Dennis Hughes: So you're going to make a motion that we vote as it is.

Amy Kratz: No, I'm saying...

Dennis Hughes: As he's presented it.

Amy Kratz: As he's presented it. I make a motion that we vote on it as he's presented it; and if he would like to come back with some alterations that we might look at, based on some good ideas that maybe Denny has give you or some ideas that you get from other people; maybe then we could look at them and see if we can – if it's no approved, is what I'm saying. Does that make sense?

Truitt Jefferson: Well you've got to start somewhere.

Amy Kratz: Or could we make a motion. Let me make this clear. I'm going to make a motion that you come back to us with different alternatives; that's my motion.

Michael Filicko: You can't do that.

Amy Kratz: I can't do that. Then let's go with my original idea.

Kevin Kelly: It needs to be that we vote one way or the other on the request.

Amy Kratz: That's fine. I make a motion that we vote on his original design.

Kevin Kelly: How?

Dennis Hughes: You have to make a motion that we approve it or that we disapprove it.

Amy Kratz: Oh, I vote that we disapprove it.

Dennis Hughes: Is there a second on this motion.

Michael Filicko: I second.

Dennis Hughes: Are there any questions on that motion? If not, we'll have a roll call vote:

Michael Filicko	Based upon the Ordinances, No. 6, Page 220:58 it states that "When an existing structures with traditional porches are renovated, owners shall preserve both the porch and its architectural detailing." Therefore, with your plan I vote that we cannot approve or I cannot approve.
Michael Ostinato	No I can't approve either.
Amy Kratz	Based on exactly what Michael Filicko just said, I cannot approve based on the Code on porches.
Dennis Hughes	Since the Code does say that, I will no because of that; but I'm not totally against having a porch there.
Gwen Foehner	Reluctantly disapprove
Sally Harkins	Also disapproves reluctantly and I would like to get some more information on porches, going forward; because I think there's a spirit of the Code and exactly what the Code means and I'm not sure what I'm reading here.
Kevin Kelly	Mr. Chairman, will you read back the motion as made. I'm just afraid that we're voting yes or no on a motion to disapprove and it seems to me that if you favor disapproving, you should be voting in favor of the motion; not against the motion. I believe that Ms. Kratz' motion was that we vote to disapprove the Application. That means that if you favor disapproving, you vote aye, not nay. And before I vote and the vote is final, I would like us to have an opportunity to change votes.
Amy Kratz	So you're basically stating – I vote to not approve that aspect.
Dennis Hughes:	Yes we're going to deny it. No we did not deny it.
Amy Kratz	No, I'm going to deny that aspect it. I'm making a motion to deny...

Robin Davis: Your motion was clear. The motion was clear; you made a motion to deny the application for the porch.

Amy Kratz: That's what I thought I said.

Robin Davis: But your voting was wrong. You just kept saying no, no, no; which was basically saying that you were turning that motion down.

Amy Kratz: Thank you for correcting me.

Dennis Hughes Since there is a clarification, we get a sense that all Commissioners that we will re-vote on this now that we know what we're voting on. Is everybody in favor of that? Aye. Okay we will start again. If you vote yes, we're voting for this design; we're not saying he can never have a porch there; we're saying as of this design here; we're not going to approve that. If you vote no, then you will not approve it.

Michael Filicko	Aye
Michael Ostinato	Aye
Amy Kratz	Aye
Dennis Hughes	Aye
Gwen Foehner	Aye
Sally Harkins	Aye
Kevin Kelly	Aye

Dennis Hughes: What we're saying Mr. Jefferson, we've given some information and we've talked; what we'll do is also maybe Robin, if we can get the lawyer to look at that wording; to get something and if you would; because he might come back and say that we can do that; or we can not.

Truitt Jefferson: You guys get another shot at this; because if you read down your list; I'm talking about moving the door on Mill Street, on the porch; not changing anything on the porch, but moving the door.

Dennis Hughes: But again too, this could come.

Amy Kratz: Say what you just said again, Mr. Jefferson, so we get it all on the record.

Truitt Jefferson: This one is dead until I come back with something that you guys might like or I just forget it.

Dennis Hughes: Yes.

Truitt Jefferson: Okay, so I'll take that under advisement.

- c. Truitt Jefferson: The next one, I think, is moving the door on the porch, that is on the Mill Street side. It's in the center of the porch and my kitchen is small inside and if I can move that porch down 2 or 3 feet from the end, I can make my kitchen a little more usable; and I will not change anything on the outside, except all those boards out there were not antique boards and I would propose that I can put them back any way you want, but I propose to put clapboard back, just take them off; it's been painted; but I would just like to see clapboard all the way around the house and then the window in the back of there, is like a hot house window and I would like to put a double size window in there.

Dennis Hughes: I would say that wasn't the original window.

Truitt Jefferson: Right.

Dennis Hughes: Okay, so what we're talking about on this picture here, the top picture, where he has a door, you want to move it down to the corner, which you're facing it all the way to the back.

Truitt Jefferson: Right, it won't be all the way to the corner, but it will be almost.

Dennis Hughes: It will be moved. Same type door?

Truitt Jefferson: I propose to upgrade the door to a new door that will fit tighter and have a piece of glass in it. The glass will be decorative. Something like that, yes.

Dennis Hughes: And then the window on the back?

Truitt Jefferson: It would just be a double paned window, just like...

Dennis Hughes: Like a flower window; what do they call it; a greenhouse window. So what we'll do, we'll kind of separate those two and we'll go ahead and the first one does everybody understand what we're going to do? Anybody have any questions for Mr. Jefferson.

Michael Ostinato: This door that you want to move 3 feet?

Truitt Jefferson: It will be moved about 5 feet.

Michael Ostinato: That will make your kitchen more usable and larger.

Truitt Jefferson: It will not make it any larger, but it will take the door out of the middle of the kitchen and give us more counter space.

Michael Ostinato: It will be moved 5 feet?

Truitt Jefferson: Yes.

Dennis Hughes: Also Mr. Jefferson, the boards there run up and down which are probably not original.

Truitt Jefferson: They are not original to the house.

Dennis Hughes: So you want to extend the clapboard to match the rest of it?

Truitt Jefferson: I want to blend the clapboard so it doesn't look like a patch.

Dennis Hughes: Back of the ladder how they go up and down.

Truitt Jefferson: Yes.

Dennis Hughes: Okay, does anybody have any questions?

Michael Ostinato: I'm sorry, Mr. Jefferson, I didn't hear that. So the proposal is to extend the horizontal siding on to this side where the vertical siding has been imposed.

Truitt Jefferson: Yes in there too. They've got it painted right now with primer.

Michael Ostinato: So it is all horizontal siding?

Truitt Jefferson: So it is all horizontal.

Michael Ostinato: Ship like style.

Truitt Jefferson: And it is all wood.

Michael Filicko: Mr. Chairman it seems as though we are voting on two separate items.

Dennis Hughes: We're only going to vote on the door first.

Michael Filicko: Okay.

Dennis Hughes: This will be two items, the door and then the window in the back.

Kevin Kelly: Mr. Chairman was this in addition to our original documents?

Robin Davis: Yes, I apologize for that. Mr. Jefferson did come to me after he had submitted the application and I did not get a chance to put it on the application itself. Evidently the agenda didn't show it either. I had made a new agenda, evidently the old one was put in the packet and I apologize, that was my mistake.

Amy Kratz: Can I move that then since it is not on his original application, and on our agenda, that we move that item to the next time when he comes back and talks to us about the porch; what other items he might have on the porch?

Robin Davis: But Mr. Jefferson might not come back with items on the porch. He doesn't have to come back.

Amy Kratz: That's true he doesn't have to come back. I understand that, but I thought that he was going to be willing to come back. Okay.

Robin Davis: He might, but that's up to Mr. Jefferson.

Amy Kratz: But it's not on this application.

Robin Davis: Then again, I just said that it was my mistake; I did not put it on there. He called me later and the packets were being put together and I did not get it on there to put it on the application.

Truitt Jefferson: What happened was my fault; some of my kids came down here and they went through the house and it's roughed in inside and all the stuff there and they had a lot of changes they wanted; and I said you can't make them now because it costs too much money. You just don't redo the wiring and redo the heat and all that kind of stuff. So anyway, this would help what she was talking about and if we can get it on here fine; if we can't get it on here fine. But it was my fault it was late getting to him.

Dennis Hughes: I guess what we should have done when we opened it up, made the corrections on the agenda then, because it does not say there. It does say, number 3, corrections and approval to the agenda, so I guess Robin...

Amy Kratz: So can I make a motion?

Robin Davis: If you're going to stick to if it wasn't on the agenda, then it's a moot point now; because it's over. I guess what I'll do in the future, I will not be as detailed as I have been in the past letting people know what's going to be on the agenda; what I'll do in the future is any time an Applicant comes in, I will just put in exterior or interior renovations; that's all I will put on that agenda from now on. I will not do any more. That way that will cover all of it. Then I won't put the Applicant in this [position]. I will say that was my fault. I will take full responsibility.

Kevin Kelly: I don't think anyone here is affixing blame. That will not be helpful to the Commission and the reason it isn't helpful to the Commission is, when I read the agenda at least for me, that's when I go into the Ordinances and try to find any relevant information about which we're going to have conversation; if it's just exterior or interior, I can't do that.

Gwen Foehner: I don't do that until I get my packet, so I can look at it.

Kevin Kelly: That's when I do that.

Gwen Foehner: But you're not talking about the package, are you? Aren't you talking about when you initially do the agenda?

Sally Harkins: Just the agenda.

Kevin Kelly: I think he's... Are you talking about the package you send to us?

Robin Davis: The agenda; what you will see on the agenda item will be the details and then it will say that second sentence that talked about exterior renovations include; it will not be there. I'll just put wants to request exterior renovations and then the application will spell that out.

Kevin Kelly: Are you talking about description of work?

Robin Davis: No the description is on the Application; that's on the agenda.

Gwen Foehner: This application will be with your agenda.

Robin Davis: After the tax map and parcel number, I will not put on anything the renovations include anymore.

Amy Kratz: Robin, can I just make one quick statement? I'm sorry that you're offended; I didn't mean to offend you.

Robin Davis: I'm not offended and that has nothing to do with the Application. Let's go through the application. If you feel like it is not right to do it, that's your prerogative. But I'm just clarifying how you will get your agendas from now on.

Amy Kratz: Okay, can I also suggest that that wouldn't be helpful to the public, when they want to attend these meetings. And actually transparency, the reason we have these agendas and post them ahead of time, is so that they are transparent enough so that the public can come and know what's going to be on the agenda.

Robin Davis: They have a right to look at the Application; there's one at Town Hall. So they can come at any time.

Amy Kratz: Please be sure you're not saying that and make sure you're following the right protocol.

Robin Davis: I will guarantee you that I will follow the right protocol. I will make sure of that and I ask the Commission to do the same thing.

Kevin Kelly: Can I just suggest a middle ground here. I do understand the use of external and internal repairs and that sort of thing. Could you though, and would it be appropriate then, on the posted agenda, to also note that citizens interested in knowing specifics of the application can read the application in the Town Hall. Is that a fair additional statement that it is available to the public to read? Is that correct?

Robin Davis: Yes, all applications for any commission are available.

Kevin Kelly: I think that would resolve the issue; if somebody in the town wanted to know what exactly is being proposed; somebody who lives next door to the house or whatever. You would not have to specify and it wouldn't affect the agenda in terms of the flexibility that I think you are trying to find here; which I do understand.

Dennis Hughes: I have a question here too. Down here it says that agenda items as listed may not be considered in sequence. Items are subject to change, including additional items or deletion of items; which arise at the time of the meeting. So if we're not adjourned, can we go back to correct it.

Amy Kratz: Where did you find that Denny?

Kevin Kelly: It's on the agenda.

Dennis Hughes: It's on the bottom of the agenda.

Michael Filicko: Robin, I request that you not do what you have proposed. The way you do these agendas, it's very clear and concise and...

Robin Davis: The items we are discussing now. I don't want to cut anybody off; we need to get to the application. Mr. Jefferson is here dealing with his application right now.

Kevin Kelly: Mr. Chairman, the passage that you pointed out at the bottom of the agenda, as I read it, seems to suggest to me that we can consider the additional

changes that Mr. Jefferson is proposing. It suggests that this item is subject to change to include additional items or deletion of items, which arise at the time of the meeting. This is the time of the meeting. As I read that, I think we can consider the changes.

Dennis Hughes: I think any time... Once you adjourn then your business is done and you can't reopen.

Kevin Kelly: But we haven't adjourned.

Dennis Hughes: No.

Kevin Kelly: At least I don't remember voting on that.

Dennis Hughes: Robin have you had that situation come before? These are kind of small items; if we could go back to the corrections; I'm not sure, but reading that, I guess you could read it any way you wanted to.

Amy Kratz: Actually I agree with you; it's not...

Kevin Kelly: You have a motion on the floor; I don't believe it was seconded. Will you withdraw your motion?

Amy Kratz: I withdraw my motion.

Dennis Hughes: Okay. If we could have a motion to go back to Item 3 on the agenda and add these two items, so if somebody wants to make a motion, then yes, we would hear these two, or no we would not.

Gwen Foehner: I make a motion that we add these two to the agenda.

Sally Harkins: I think you need to be specific about what two items we are adding to the agenda.

Kevin Kelly: Thank you.

Gwen Foehner: What two items are we adding to the agenda? Moving a door five feet from its present location on the Mill Street side of the porch would be the first one.

Truitt Jefferson: Approximately five feet.

Gwen Foehner: Now the second one, Sally?

Truitt Jefferson: Is replacing the hot house window with a double pane window.

Dennis Hughes: That's the Mill Street side too?

Truitt Jefferson: It's in the back of the house.

Dennis Hughes: Okay it's in the back.

Gwen Foehner: Replacing the hot?

Truitt Jefferson: There's a window, a hot house window; just take it out and basically a window the same size.

Gwen Foehner: This is also on the Mill Street porch.

Kevin Kelly: And put a window like which exists elsewhere to replace that.

Amy Kratz: It's on the Mill Street side.

Gwen Foehner: Yes.

Dennis Hughes: So we have a motion to accept the two items, as stated by Gwen. Do I hear a second on the motion?

Michael Ostinato: Second.

Dennis Hughes: Are there any questions on the motion? We'll vote yes or aye to add to the agenda or no to not add on.

Michael Filicko	I vote that we add the items on the agenda
Michael Ostinato	Aye

Amy Kratz	Aye
Dennis Hughes	Aye
Gwen Foehner	Aye
Sally Harkins	Aye
Kevin Kelly	Aye

- c. Dennis Hughes: Okay, so now that they are officially on the agenda, we'll go back to item 5, which is business and we'll take them one at a time and we'll start with moving the door on the Mill Street side, which is to the kitchen, move it five feet and you're going to put clapboard there.

Truitt Jefferson: Right.

Dennis Hughes: Does anybody have any questions to Mr. Jefferson on that?

Michael Filicko: Mr. Jefferson and Mr. Chairman, I would like to see the door remain where it is and clapboard put where the vertical boards are existing on the house.

Robin Davis: You can't make him move/change a structure. If you're not going to let him move the door; you can't make him take that siding off in Place A.

Dennis Hughes: So is there anybody else? He wanted for us to leave the door where it is and take the clapboarding off; but it is in the deal, so if we vote, don't move the door, he doesn't have to replace the clapboarding; or the board with the clapboarding.

Kevin Kelly: Will you go from horizontal to vertical, regardless of what happens to that door on that part of the house?

Truitt Jefferson: If I'm not moving the door, I have no reason to change it.

Dennis Hughes: Anybody else have any questions? If not we'll entertain a motion.

Michael Filicko: I make a motion that we do not approve Mr. Jefferson's request to move the door.

Dennis Hughes: Do I hear a second?

Amy Kratz: I make a second to his motion.

Dennis Hughes: We have a motion and a second. Does anybody have questions on that motion? If not then we'll vote.

Kevin Kelly: Again, this is a motion to disapprove the request to move the door.

Dennis Hughes: So if you vote yes, we're not going to allow him to move the door.

Kevin Kelly: A yes vote is to disapprove.

Michael Filicko	Aye
Michael Ostinato	Aye
Amy Kratz	Aye
Dennis Hughes	No
Gwen Foehner	No
Sally Harkins	No
Kevin Kelly	Aye

Dennis Hughes: So it's 4 to 3 not to move the door.

- d. Dennis Hughes: Okay, the next is the window. Does anybody have any questions of Mr. Jefferson in reference to the replacement of the window; with the same type windows that he has in the house?

Amy Kratz: I make a motion that we approve the window.

Kevin Kelly: Second.

Gwen Foehner: Could we be more specific, that we approve the replacement of the hot house window on the Mill Street side porch, with a window matching other windows in the house.

Amy Kratz: I agree with Gwen.

Dennis Hughes: But you made the motion.

Amy Kratz: That's my motion.

Dennis Hughes: Is there a second?

Kevin Kelly: Second.

Dennis Hughes: So when we vote yes means we will allow him to replace the window as stated in Amy and Gwen's motion.

Michael Filicko	Aye
Michael Ostinato	Aye
Amy Kratz	Aye
Dennis Hughes	Aye
Gwen Foehner	Aye
Sally Harkins	Aye
Kevin Kelly	Aye

Dennis Hughes: Motion carried. So Mr. Jefferson, the weather vane has been approved; the back porch you can come back with that; moving the kitchen door is not approved; and replacing the hot house window is approved. Is that correct?

Gwen Foehner: Yes.

10. Adjournment

Dennis Hughes: We gave nothing else on the agenda, so we're opened for adjournment.

Sally Harkins: I make a motion that we adjourn.

Gwen Foehner: Second.

Dennis Hughes: We have a motion made and second, any questions? All in favor say aye; opposed no. I would like to say Mr. Jefferson that that house looks 200% better. You're doing a good job. Motion is carried. Meeting adjourned at 7:52 p.m.